

This is NOT a Tax Statement      **Notice Of Appraised Value**  
Do NOT Pay From This Notice

YOUNG CENTRAL APPRAISAL DIST  
PO BOX 337  
GRAHAM TEXAS 76450-0337

817-926-7861

youngcad@youngcad.org

RICE MARGARET H TUV K HUNT  
% RYAN LLC  
1233 W LOOP S #1500  
HOUSTON TX 77027



**APPRAISAL YEAR 2026**  
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING  
PROTESTS ON 6/11/2026 AT: 9:00 AM  
YOUNG CENTRAL APPRAISAL DIST  
505 5TH ST GRAHAM, TX 76450  
FOR QUESTIONS, CALL:  
PRITCHARD & ABBOTT INC  
PERSONAL PROPERTY: 817-370-3248  
MINERAL INTEREST: 817-370-3233  
Protest Deadline: 5-20-2026  
ARB Hearing: 6-11-2026  
Owner: 500693 1522  
  
VISIT WWW.PANDAI.COM AND SELECT MINERAL OR  
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE  
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

Dear Property Owner,  
The value of your property listed below is based on an appraisal date of January 1st of this year.

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	440	350	Lease: 7173 Type: REAL Owner #: 500693
NEWCASTLE ISD	440	350	Legal: ALLAR-HUNT -A
OLNEY HOSPITAL	440	350	GANNETT OPERATING A-1230
HB1984: The Appraised value of \$350 in 2026 as compared to \$360 in 2021 is a 2.78% decrease.			.015625 Royalty Interest Category: G1 Railroad #: 7173 Agent: 549
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	440	0	350
NEWCASTLE ISD	440	0	350
OLNEY HOSPITAL	440	0	350

Additional Owner's Properties are continued on following page(s).

*The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.*

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

JESSE BLACKMON  
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY NEWCASTLE ISD OLNEY HOSPITAL	16,060 16,060 16,060	6,060 6,060 6,060	Lease: 25836 Type: REAL Owner #: 500693 Legal: HUNT HILL, R.M. OPE A-1901 /HUNT P B SUR  Agent: 549  .075000 Royalty Interest Category: G1 Railroad #: 25836  HB1984: The Appraised value of \$6,060 in 2026 as compared to \$5,260 in 2021 is a 15.21% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY NEWCASTLE ISD OLNEY HOSPITAL	16,060 16,060 16,060	0 0 0	6,060 6,060 6,060

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY NEWCASTLE ISD OLNEY HOSPITAL	7,740 7,740 7,740	5,470 5,470 5,470	Lease: 27507 Type: REAL Owner #: 500693 Legal: HUNT HILL, R.M. OPE A-1901 /HUNT P B SUR  Agent: 549  .075000 Royalty Interest Category: G1 Railroad #: 27507  HB1984: The Appraised value of \$5,470 in 2026 as compared to \$3,830 in 2021 is a 42.82% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY NEWCASTLE ISD OLNEY HOSPITAL	7,740 7,740 7,740	0 0 0	5,470 5,470 5,470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	7,900 7,900 7,900 7,900 7,900	6,380 6,380 6,380 6,380 6,380	Lease: 31516 Type: REAL Owner #: 500693 Legal: WINSTON #1 HILL RM OPR A-1229 SEC 3409 TE & L CO  Agent: 549  .031250 Royalty Interest Category: G1 Railroad #: 31516  HB1984: The Appraised value of \$6,380 in 2026 as compared to \$8,760 in 2021 is a 27.17% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	7,900 7,900 7,900 7,900 7,900	0 0 0 0 0	6,380 6,380 6,380 6,380 6,380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	C 1,370 C 1,370 C 1,370 C 1,370 C 1,370	1,390 1,390 1,390 1,390 1,390	Lease: 176884 Type: REAL Owner #: 500693 Legal: ALLAR-HUNT W#2 STOVALL OPERATING CO A-1229 SEC3409 /TE&L SUR  Agent: 549  .025000 Royalty Interest Category: G1 Railroad #: 176884  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,390 in 2026 as compared to \$3,990 in 2021 is a 65.16% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY GRAHAM ISD I&S GRAHAM ISD M&O NCT COLLEGE GRAHAM HOSPITAL	550 550 550 550 550	730 730 730 730 730	660 660 660 660 660

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	32,690	730	18,920		
NEWCASTLE ISD	24,240	0	11,880		
OLNEY HOSPITAL	24,240	0	11,880		
GRAHAM ISD I&S	8,450	730	7,040		
GRAHAM ISD M&O	8,450	730	7,040		
NCT COLLEGE	8,450	730	7,040		
GRAHAM HOSPITAL	8,450	730	7,040		

